092.A	0001	0004.D	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	916,200	/	916,200
USE VALUE:	916,200	/	916,200
ASSESSED:	916,200	/	916,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MESSURI ANTHONY/ETAL
Owner 2:	MESSURI PATRICIA
Owner 3:	
Street 1:	30 STONE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,200 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1994, having primarily Vinyl Exterior and 2892 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6200.000	513,200		403,000	916,200
Total Card	0.142	513,200		403,000	916,200
Total Parcel	0.142	513,200		403,000	916,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 316.81 | /Parcel: 316.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 092.A-0001-0004.D

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	513,200	0	6,200.	403,000	916,200	916,200	Year End Roll	12/18/2019
2019	101	FV	400,800	0	6,200.	408,700	809,500	809,500	Year End Roll	1/3/2019
2018	101	FV	400,800	0	6,200.	305,100	705,900	705,900	Year End Roll	12/20/2017
2017	101	FV	400,800	0	6,200.	276,300	677,100	677,100	Year End Roll	1/3/2017
2016	101	FV	400,800	0	6,200.	264,800	665,600	665,600	Year End	1/4/2016
2015	101	FV	396,600	0	6,200.	224,500	621,100	621,100	Year End Roll	12/11/2014
2014	101	FV	396,600	0	6,200.	213,000	609,600	609,600	Year End Roll	12/16/2013
2013	101	FV	396,600	0	6,200.	202,600	599,200	599,200		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOPER JAMES S	25077-98		12/22/1994		285,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2009	1198	Addition	39,500					ADD 2ND FLOOR OVER
7/13/1994	367		120,000			G	GROWTH	46X28 COLONIAL

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS&NOTICE	BS	Barbara S
4/9/2009	Measured	197	PATRIOT
11/9/2000	Hearing Chag	201	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
5/10/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6200		Sq. Ft.	Site		0	70.	0.93	5			Ledge	-5					402,990						403,000	

Total AC/HA: 0.14233 | Total SF/SM: 6200 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 402,990 | Spl Credit | Total: 403,000

User Acct

155076

GIS Ref

GIS Ref

Insp Date

10/30/18

!7573!

PRINT

Date	Time
12/10/20	22:11:46

LAST REV

Date	Time
05/07/19	14:35:06

apro

PAT ACCT. 7573

USER DEFINED

Prior Id # 1:	155076
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1994	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	9.1	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10731709
Const Adj.:	0.99989998
Adj $ / SQ:	138.401
Other Features:	113764
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	564581
Depreciation:	51377
Depreciated Total:	513204

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	7	BRs:	3	Baths:	2	HB	1					

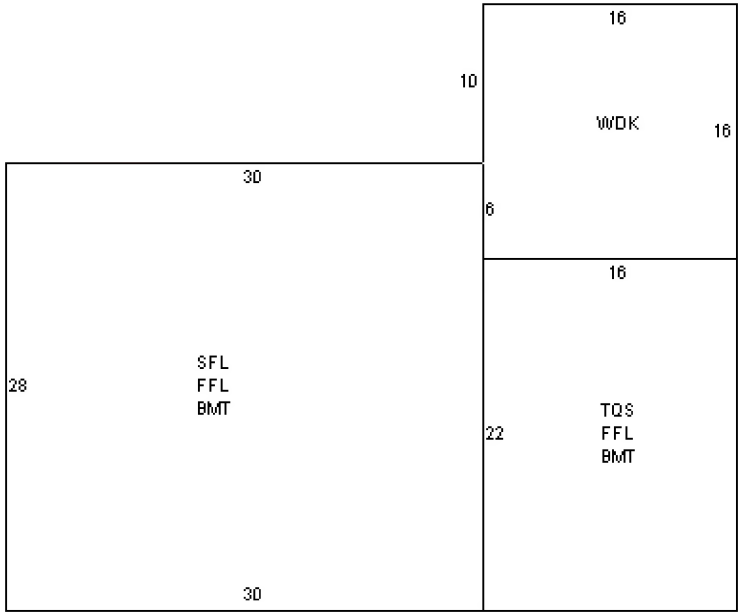
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	152.24
Special Features:	0	Val/Su Net:	137.07
Final Total:	513200	Val/Su SzAd	223.52

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,192	66.430	79,187
FFL	First Floor	1,192	138.400	164,974
SFL	Second Floor	840	138.400	116,257
TQS	3/4 Story	264	138.400	36,538
WDK	Deck	256	9.910	2,536

Net Sketched Area:	3,744			Total:	399,492
Size Ad	2296	Gross Are	3832	FinArea	2892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.A-0001-0004.D

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: